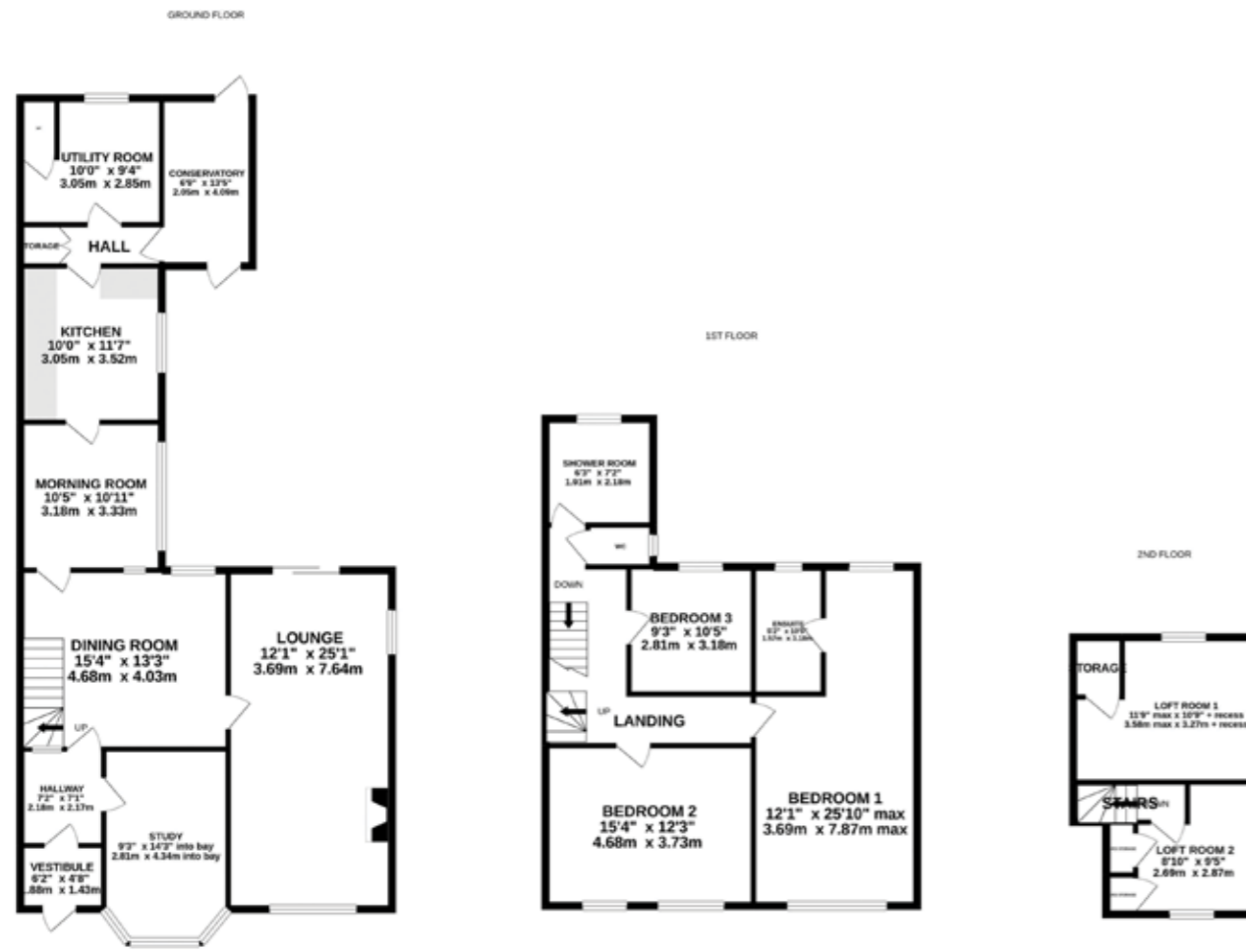
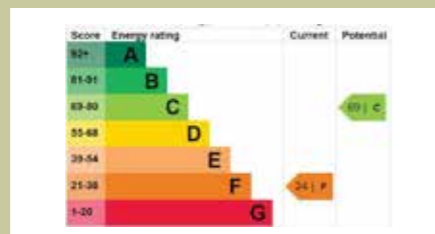


173 BUXTON ROAD
Macclesfield
OFFERS OVER
£305,000



TOTAL FLOOR AREA: 2187 sq. ft. (203.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex 6/2021



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Situated in an excellent location close to the canal and town centre, a large late VICTORIAN semi detached house offering excellent room sizes with THREE bedrooms plus TWO attic rooms, TWO bathrooms, THREE/FOUR reception rooms, car port, DOUBLE GARAGE and a LARGE garden. NO VENDOR CHAIN.

Macclesfield
80-82, Waters Green, MACCLESFIELD SK11 6LH
01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- NO VENDOR CHAIN
- LARGE Victorian semi detached house
- THREE bedrooms PLUS TWO attic rooms
- TWO BATHROOMS

- THREE/FOUR reception rooms
- Car port PLUS detached DOUBLE garage
- LARGE GARDEN
- Excellent location close to the town centre

**OFFERS OVER
£305,000**

173 BUXTON ROAD
Macclesfield



DESCRIPTION

This particular property is situated in an excellent location close to the canal with easy access to the train station and town centre. Fronted by a gated driveway for off road car parking and in addition there is a car port . The large garden is a particular feature of note being mainly laid to lawn and offering a good deal of privacy and accessed off a small lane to the rear is a large detached garage. Internally the accommodation offers excellent rooms sizes but is in need of modernisation. The ground floor includes a good size dining room, study, large 25ft lounge with a raised wooden area, morning room, kitchen and utility with WC, there is also a conservatory.

To the first floor there are three bedrooms the master being over 25ft in length with an en-suite bathroom in addition to a modern shower room and separate WC. In addition there are two further loft rooms providing excellent versatility of space. The property must be viewed to appreciate the excellent sizes on offer.

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along Buxton Road after Fence avenue and opposite Union Road the property can be found situated

on the left hand side. POSTCODE : SK10 1LZ

TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN